

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

August 4, 2009

Chairperson J. Hilt called the meeting to order at 4:03 p.m. and roll was taken.

MEMBERS PRESENT: L. Spataro, S. Kroes, J. Hilt, K. Panozzo

MEMBERS ABSENT: L. Wood, D. Mayville

STAFF PRESENT: M. Franzak, H. Mitchell

OTHERS PRESENT: B. Dodge, 90 W. Larch; W. Krick, 1762 Jefferson.

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of June 2, 2009 was made by S. Kroes, supported by K. Panozzo and unanimously approved.

NEW BUSINESS/PUBLIC HEARINGS

Case 2009-11 – 257 W. Muskegon. Applicant: Nelson Neighborhood Association. District: Houston Class: A Current Function: Vacant. M. Franzak presented the staff report. The applicant is seeking approval of the community garden, including structures such as raised garden beds, compost bins and a shed. Staff recommends approval of the three community garden and structures.

L. Spataro and S. Kroes would have to abstain from this case.

S. Kroes stated that zoning did not approve the shed that they had picked out so they are looking for a different one. A lot of the grant money was used for the water hook up.

This case was tabled due to lack of a quorum and the need for more information.

Case 2009-12 – 90 W. Larch. Applicant: Bruce Dodge. District: Jefferson Class: AA Current Function: Residential. M. Franzak presented the staff report. The applicant is seeking approval for an addition to the existing garage and to fill in the deck between the existing deck and the new addition. Staff recommends approval of the garage extension.

L. Spataro stated that when making additions in a historical district; they are not required to match exactly. The integrity of the historic structure is to remain, but any additions are allowed to look different in order to differentiate what was original and what wasn't. He also asked which design the applicant had planned to use as there were two designs submitted. B. Dodge stated that he thought the gable roof would look better and cost more, but he was willing to do either.

A motion that the HDC approve the request for a gable design addition to the existing garage and to fill in the deck between the existing deck and the new addition at 90 W. Larch, as long as it meets all zoning

requirements and the necessary permits are obtained was made by L. Spataro, supported by K. Panozzo and unanimously approved.

Case 2009-13 - 419 W Muskegon. Applicant: Ruby Johnson District: Houston Class: A Current Function: Residential. M. Franzak presented the staff report. The applicant is seeking approval to replace two set of concrete steps with wood steps. Staff recommends approval of the steps.

M. Franzak stated that this had been brought this up to him due to a permit had been applied for in the Inspections Department. K. Panozzo asked if this was brought before them due to the fact they wanted to change the materials being used for the steps. M. Franzak stated that it was. Had the applicant asked to keep the steps concrete, then staff could have approved the work.

A motion that the HDC approve the request to replace the two sets of concrete steps at 419 W. Muskegon with wood steps as long as they are constructed with treated wood and they meet all zoning requirements and the necessary permits are obtained, was made by S. Kroes, supported by L. Spataro and unanimously approved.

OTHER

W. Krick stated that he had purchased a home in the historic district and asked if he would need to go before the HDC in order to replace the roof. L. Spataro stated that as long as the roof was being replaced with like materials and any historic features are not removed, then staff could approve the work. He would only need to go before the commission if he was proposing to change what was there.

There being no further business, the meeting was adjourned at 4:27 p.m.

8/4/09

hm